

2023.041

202 Chelsea Ave, Dumas, TX 79029

23-007876

**NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE**

**Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately.**

**1. Date, Time, and Place of Sale.**

Date: 11/07/2023  
Time: Between 1:00 PM – 4:00 PM and beginning not earlier than 1:00 PM and ending not later than three hours thereafter.  
Place: The area designated by the Commissioners Court of Moore County, pursuant to §51.002 of the Texas Property Code as amended: if no area is designated by the Commissioners' Court, the sale will be conducted in the area immediately adjacent (next) to the location where this Notice of Trustee's Sale was posted.

**2. Terms of Sale.** Highest bidder for cash.

**3. Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated 11/12/2014 and recorded in the real property records of Moore County, TX and is recorded under Clerk's File/Instrument Number 187223, Book 755, Page 63, with Vanphet Tan Mekdara and Sanith Khounvilay (grantor(s)) and Mortgage Electronic Registration Systems, Inc., as nominee for Village Capital and Investment, LLC mortgagee to which reference is herein made for all purposes.

**4. Obligations Secured.** Deed of Trust or Contract Lien executed by Vanphet Tan Mekdara and Sanith Khounvilay, securing the payment of the indebtedness in the original amount of \$85,233.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. Village Capital & Investment LLC is the current mortgagee of the note and Deed of Trust or Contract Lien.

**5. Property to be Sold.** LOT TWENTY-ONE (21), UNIT ONE (1), HIGHLAND ADDITION TO THE CITY OF DUMAS, MOORE COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT CABINET 1, SLEEVE A-12, MOORE COUNTY, PLAT RECORDS.

2023.041

BRENDA McKANNA  
COUNTY CLERK

2023 SEP -7 PM 12: 31

MOORE COUNTY, TEXAS

BY

*[Signature]*  
DEPUTY



4795879

6. **Mortgage Servicer Information.** The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code §51.002, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the Property referenced above. Village Capital & Investment LLC, as Mortgage Servicer, is representing the current Mortgagee whose address is:

Village Capital & Investment LLC  
2550 Paseo Verde Parkway, Ste 100  
Henderson, NV 89074

Shannon Heck  
**SUBSTITUTE TRUSTEE**  
Shannon Heck, Ronnie Heck, Jonathan Schendel,  
Ramiro Cuevas, Charles Green, Patrick Zwiers,  
Gabrielle Carrier, Auction.com, Kirk Schwartz,  
Candace Sissac, c/o Albertelli Law 2201 W Royal  
Lane Ste 200, Irving, TX 75038

STATE OF \_\_\_\_\_  
COUNTY OF \_\_\_\_\_

Before me, the undersigned authority, on this day personally appeared \_\_\_\_\_, as Substitute Trustee, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and who acknowledged to me that he/she executed the same for the purposes and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this \_\_\_\_ day of \_\_\_\_\_, 2023.

\_\_\_\_\_  
NOTARY PUBLIC in and for  
\_\_\_\_\_  
COUNTY  
My commission expires: \_\_\_\_\_  
Print Name of Notary: \_\_\_\_\_  
\_\_\_\_\_

**CERTIFICATE OF POSTING**

My name is \_\_\_\_\_, and my address is 1320 Greenway Drive, Suite 300, Irving, TX 75038. I declare under penalty of perjury that on \_\_\_\_\_ I filed at the office of the Moore County Clerk and caused to be posted at the Moore County courthouse this notice of sale.

Declarants Name: \_\_\_\_\_  
Date: \_\_\_\_\_